

## **FINANCE COMMITTEE AGENDA**

**August 19, 2019 @ 5:15pm**

- 1. Replacement of Type 1 Glycol Blending Unit – Airport**
- 2. Workout Agreement – 88 Sydney Street**
- 3. Discussion Regarding 181 State Street and 67 Lincoln Street**
- 4. Update on 48 Charles Street**
- 5. Recommendation to Take Possession of Vacant Land – Perry Road**



## Interoffice Memorandum

To: Finance Committee  
From: Curt Davis, Manager of Airport Operations  
cc: Cathy Conlow, City Manager  
Debbie Cyr, City Finance Director  
Tony Caruso, Airport Director  
Jody Varney, Airport Accounting Manager

Re: Replace Type I Glycol Blending Unit for Aircraft Deicing Fluid

Date: August 9, 2019

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In the FY 20 budget process, the Airport identified the need to replace or repair a mixing valve (25k) on the Type I Glycol (aircraft deicing fluid) Blending Unit. After further research, it has been determined the current system is beyond its useful life cycle. Replacement parts for our current system are no longer available. Airport senior management agrees it is not cost effective to invest any additional resources on this aged blending unit. Currently, the mixing process requires substantial manpower and mixing time. It takes an average of 45 minutes to mix a 5000-gallon tank with a 55% glycol/45% water mixture. This can cause substantial delays in filling trucks during snow/ice events, which in turn can cause significant delays in servicing aircraft on the ground.

With BGR's increase in military traffic over the last 8 months, there is a greater chance for a large number of heavy aircraft to be on the airfield at any given time. These aircraft tend to depart one after another. The airport needs the ability to deice aircraft quickly so crews can depart on schedule. With our current antiquated system, there is a high probability we could be in a position where the airport is unable to provide essential deicing services needed in a timely manner. If the airport fails to provide the necessary services, the business will go elsewhere.

The airport requests permission to issue bid documents for a new modern automated blending unit. If approved, a Council Resolve would be prepared for first reading at the August 26<sup>th</sup> council meeting with the recommendation to fund this project with 275k from the airport equipment reserve. The 25k approved in the FY20 operating budget for the mixing valve replacement would also be used.

### Estimated Costs:

Blending Unit	\$217,000
Installation of unit and new 3" water line	\$ 48,000

Water Filtration System	\$ 10,000
Wireless Tank/Truck Inventory	<u>\$ 25,000</u>
Total	<u>\$300,000</u>

Based on the figures above and the airport's average annual deice operations revenue, the return on investment of a new blending unit will be within 2-3 deicing seasons. All blending of Type I has been to a consistent 55/45 mix which is adequate for up to -32 degrees. A new system will give the airport ability to mix fluid at lower concentrations depending on the weather and outside air temperature. For example, a blend of 30% glycol/70% water is adequate for up to +12 degrees. A conservative cost savings estimate for Type I fluid is 90k annually. Further savings should be seen in disposal fees. Lower concentrations of Type I fluid would decrease BOD loads. Lower BOD loads decrease surcharges paid by the airport. An automated system reduces the labor hours currently needed to manually mix Type I fluid.

On a final note, integrated fluid management, control and inventory systems for deicer fluid blending operations are becoming industry standard. The most prominent airports currently utilizing these systems in the U.S. are: Philadelphia, Detroit, Cleveland, Boston, St. Louis, Buffalo, D.C., Dallas, Pittsburgh and others. The airport has contacted both Cleveland and Philadelphia airports and has received positive feedback on this type of system.

Airport staff will be available at the Finance Committee meeting to address any questions or concerns.



## CITY OF BANGOR

# TREASURY DIVISION

To: Members of the Finance Committee  
From: David Little, Deputy Finance Director  
Date: August 19, 2019  
Re: Ed Shaw – 88 Sidney Street

At the last meeting the City agreed to accept from Mr. Shaw the vacant piece of land formerly known as 90 Sidney Street in lieu of the outstanding tax and utility charges due. That deed has been signed and provided to the Legal Department for recording at the Registry of Deeds.

In addition, Mr. Shaw requested that the City enter into a workout agreement with him regarding the tax and utility charges due on his primary residence at 88 Sidney Street. The total amount outstanding is approximately \$12,500. Staff held off recommending the agreement due to ongoing code issues related to individuals living in Mr. Shaw's garage and camper. Mr. Shaw was directed to have these individuals leave and secure the locations to prevent such a violation from reoccurring.

Since the last meeting, Code Enforcement staff have stopped by 88 Sidney Street at random times to confirm that no one has moved back in. They have reported that Mr. Shaw has been complying and there has been no evidence of anyone living in either location.

To allow Mr. Shaw an opportunity to redeem his property, staff is now recommending that we enter into an agreement with Mr. Shaw. The agreement will call for quarterly payments of \$600.00 and include provisions that he remain code complaint. Mr. Shaw understands that if he breaches the agreement by missing a payment or violating code requirements; the City will move forward with taking possession of the property.

Staff recommends approval.

## MEMORANDUM

To: Finance Committee  
From: Norman S. Heitmann, III  
Re: 181 State Street and 67 Lincoln Street  
Date: August 14, 2019

On July 15, 2019 the Finance Committee discussed issues regarding property owned by James Butler located at 181 State Street and 67 Lincoln Street. There are matured liens on each property and there is a structural issue with the property located at 67 Lincoln Street, namely problems with the foundation. The Committee postponed any final decision on a recommendation to take the property by virtue of the matured liens for 30 days with a request that Mr. Butler return to the Committee with a plan to address the issues with the properties and a plan to pay the back taxes and fees due the City.

On July 16 Deputy Finance Director David Little received two checks totaling \$16,579.74 for the money due on 67 Lincoln Street property. David had a phone conversation with Mr. Butler that day and explained to him that delivery of the payment to the City does not mean that the City will deed the property at 67 Lincoln Street to you. He told Mr. Butler that he still needed to have a plan for the repair of the foundation at 67 Lincoln Street.

Mr. Butler was told that the payment will be held by the City in "suspense" and if the Council does not deed the property to you the money will be returned to him.

On that same date (July 16<sup>th</sup>) I sent me Butler a letter asking to meet with him you to discuss his plans for the repair of the Lincoln Street foundation. I have not heard from Mr. Butler since the July 15<sup>th</sup> Committee meeting.

In the July 16<sup>th</sup> and also a letter sent August 14<sup>th</sup> I reminded Mr. Butler that the matter would be discussed at the August 19<sup>th</sup> Finance Committee meeting.



## CITY OF BANGOR

# Memo

**To:** Finance Committee

**From:** Jeff LaBree, Housing Rehabilitation Coordinator

**Date:** August 19, 2019

**Re:** Demolition of Multi-family house – 48 Charles Street **MAP 032 LOT 074**

The property located at 48 Charles was acquired through matured tax liens per Council Order 19-290.

The property has been listed on the City's Placard List as a dangerous building since 2016 through the Code Enforcement Office due to structural deficiencies such as floor and roof sag, as well as roof leaking. Therefore, it will be necessary for the property to be demolished.

The remaining lot is non-buildable and will be offered to both adjacent Charles Street abutters.





## CITY OF BANGOR

# TREASURY DIVISION

To: Members of the Finance Committee  
From: David Little, Deputy Finance Director  
Date: August 19, 2019  
Re: Recommending Taking Possession of Land on Perry Road – R27-003-K

The Assessing Department has been unable to determine the record of owner for a parcel of land on the Perry road, identified as R27-003-K on the City tax maps. As per State Law, they have assessed the property to Unknown Owner. The taxes assessed have been lienied and those liens have now matured. Also as per State Law, the lien notices were posted in the local paper to allow anyone that may believe they have an ownership interest to come forward.

Whereas, staff has not been contacted by anyone claiming interest in the property, it is our recommendation that the City enforce the matured tax lien and take possession of the parcel. If approved, a Council Order will be prepared for the next full meeting. Once the City has possession, staff will determine the best option for disposal of the property.

